Gmail Stockton Services <stockton752@gmail.com>

Re: 5 Avery Ridge Lane

2 messages

Laura Oberhaus <oberhaus114@gmail.com> Tue, Apr 6, 2021 at 9:31 AM
To: Stockton Services <stockton752@gmail.com>

Yes please, Tocky. If you would please assist. I will also contact Cory.
In the meantime, I'm just hoping to have a better idea where the shared line is, so I don't frustrate.
I just want to ensure that they follow setbacks rules when building the pool patio, shed, pavilion cover, etc.

Thank you!
Laura Oberhaus
5 Avery Ridge Ln, H.F.
cell 310.498.1374

On Tue, Apr 6, 2021 at 9:14 AM Stockton Services <stockton752@gmail.com> wrote:

> Laura,
> Per our phone conversation just now, I won't be able to offer you any field survey of your property line as I am semi-retired. For that you should contact Cory Colwell at TF Moran in Portsmouth (603 431-2222).
> However, I can do some preliminary research around your situation to hopefully provide you with information that will answer some of your questions without the need for field survey.
> If you are willing to commit $150-$250 to that end, and you can reply OK, I will consider myself authorized.
> Thank you in advance for your trust,
> Tocky B
>
> Anne W, Bialobrzeski
> NHLLS #752
> NHDES Septic Designer #348
> Stockton Services
> 247 Landing Road (Please note PO BOX retired)
> Hampton, NH 03842
> 603 929-7404

Stockton Services <stockton752@gmail.com> Tue, Apr 6, 2021 at 9:33 AM
Draft To: Laura Oberhaus <oberhaus114@gmail.com>

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services

Stockton Services
247 Landing Road
Hampton, NH 03842
603 929-7404

Laura Oberhaus
5 Avery Ridge Lane
Hampton Falls, NH 03844

Statement 04/07/2021

Locus: Avery Ridge Lane, Hampton Falls

Research, consultation re: boundary with #7 Avery Ridge . . . . $ 200.00

Balance due . . . . . $ 200.00

Thank you.

Tocky

THIS IS ONLY PART OF YOUR COVENANTS

days after having been notified, Grantor or any future Homeowners' Association may exercise its right to enter upon the property in order to take the necessary corrective action.

(3) The cost of such corrective action or erosion prevention measures shall be paid by the owner within thirty (30) days after receipt by owner of an invoice for the cost of such work. Any expense incurred in taking the above action shall be considered a common expense assessed to the lot owner for which Grantor or any future Association shall be entitled to a lien upon the lot for such common expense as well as all costs associated with the collection of such expense including reasonable attorney's fees. Failure of the owner to pay the expense within thirty (30) days shall impose upon the owner interest at the rate of one and one half percent (1 ½%) per month until the balance is paid in full.

E. Trash, garbage or other waste materials shall be stored in sanitary containers, which shall not be visible from the street. Structures and grounds on each lot shall be maintained at all times in a neat and orderly manner.

F. Owners of vacant lots, lots with houses under construction, and lots with finished homes shall at all times keep and maintain their property in an orderly manner, not permit lawns to become overgrown, and prevent any accumulation of rubbish or debris on the premises. Front yards shall be free of unattended lawn chairs, swing sets, swimming pools and the like.

17. TREE REMOVAL.

A. No healthy living trees with a diameter in excess of six (6) inches shall be cut at any time within thirty (30) feet of any property line including the lot frontage on the roadway, without the express approval of Grantor.

B. Within fourteen (14) days of cutting, any felled trees shall be cut up and the logs neatly stacked. Any stumps or slash shall be buried or removed from the lot. If buried, the location shall be approved by the Grantor.

18. EASEMENTS.

The Grantor and any future Homeowner's Association shall have access to lots in the subdivision for the purpose of maintaining the various drainage, grading and slope easements shown on the Plan. The Grantor and any future Homeowner's Association shall indemnify and hold harmless any lot owners with respect to any claims arising from work done to maintain an easement area.

Except as set forth on the approved Subdivision Plan referenced above, there shall be no easements or rights-of-way granted in or over the premises comprising the lots subject to these Covenants. Each lot owner shall use and maintain his or her lot in conformity with the Zoning Ordinance of the Town of Hampton Falls, failing which, the Grantor or

any other lot owner within the subdivision shall have the right to have such zoning ordinance specifically enforced.

19. **HOMEOWNER'S ASSOCIATION.**

Grantor shall have the right at any time to create a Homeowner's Association and promulgate reasonable rules and regulations associated therewith. Upon the sale of the eighth (8th) lot in the subdivision, the lot owners shall also have the right, by unanimous vote, to create such Homeowner's Association.

20. **GENERAL PROVISIONS.**

A. All of the foregoing covenants, conditions and reservations and restrictions shall continue and remain in full force and effect at all times against the owner of any lot encumbered by these Protective Covenants regardless of how title was acquired for a period of twenty-five (25) years from the date of the recording hereof, after which time said Covenants will be automatically extended for successive periods of ten (10) years.

B. Grantor, as long as it owns an interest in any lot encumbered by these Protective Covenants or remains obligated for any development work, reserves the right to itself, its agents, employees, contractors and subcontractors, to enter upon the land covered by these Covenants for the purpose of carrying out and completing the development of the subdivision, as well as to abate, remove or correct any violations of these Covenants and such entry, abatement or removal shall not be deemed a trespass, conversion or other actionable wrong. However, the provisions of this paragraph shall not be deemed to obligate Grantor to in fact take such action once it has turned over authority or responsibility for enforcement of these Covenants to a successor subdivided/developer or to any future Homeowner's Association.

C. Grantor or any future Homeowner's Association upon relinquishment of the enforcement rights to it, shall have the right, in addition to any other applicable remedies legally available to assess a penalty in the amount of One Hundred Dollars ($100.00) per day for the violation or breach of any of these Covenants, conditions, reservations or restrictions upon failure of a lot owner to cure such violation after notice to the violator is given as required herein, or if not otherwise set forth, within thirty (30) days of such violation.

D. Grantor has the ability to alter, amend or revoke the foregoing covenants, conditions, reservations and restrictions at any time so long as it retains ownership of any lots in the subdivision.

E. Invalidation of any one of these Covenants by court order shall in no way effect any of the other provisions which shall remain in full force and effect.

F. These Covenants shall be read in conjunction with all other recorded documents affecting the subdivision including recorded plans. In the event of a conflict between

2005 APR 22 AM 11:38

026587

LEGEND

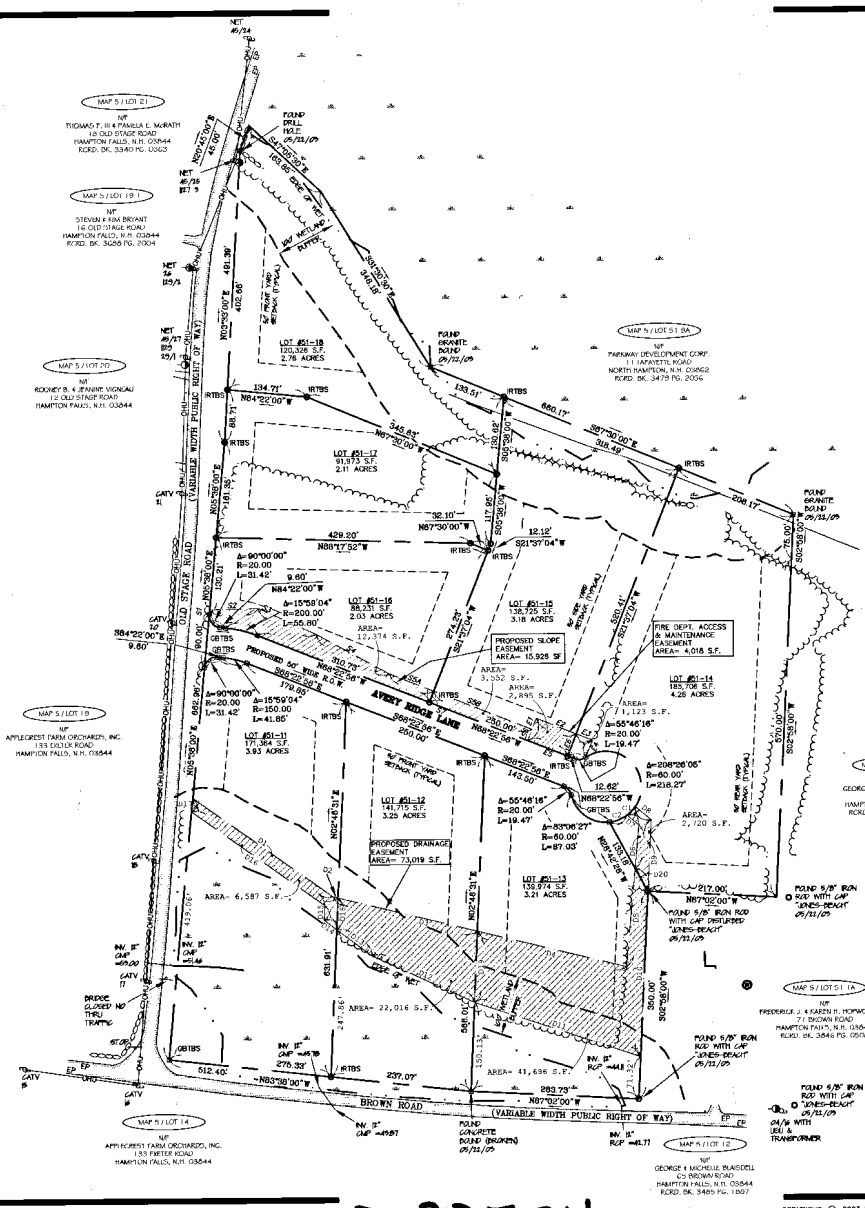
BK.2562/PG.2753	BOOK NO./PAGE NO.
CATV	CABLE TELEVISION
CMP	CORRUGATED METAL PIPE
DEPT.	DEPARTMENT
EP	EDGE OF PAVEMENT
GBTBS	GRANITE BOUND TO BE SET
INV.	INVERT
IRTBS	IRON ROD TO BE SET
L	LENGTH
N/F	NOW OR FORMERLY
NET	NEW ENGLAND TELEPHONE
R	RADIUS
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
R.H.O.W.	PUBLIC RIGHT OF WAY
S.F.	SQUARE FEET
OHU	OVERHEAD UTILITIES
	FREE STANDING SIGN
	GUY POLE
MAP/LOT	ASSESSORS MAP & PARCEL NUMBER
	PROPERTY LINE
	STONE WALL
	UTILITY POLE
	WETLAND
	TREELINE
Δ	DELTA
	WELL
	IRON ROD
	EDGE OF WETLAND
x	BARB WIRE FENCE

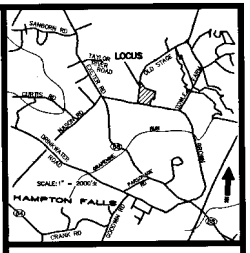
FIRE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	N21°37'04"E	20.00
E2	S68°22'56"E	72.38
E3	S68°22'56"E	29.15
E4	S21°37'04"W	31.25
E5	N68°22'56"W	72.38
E6	N21°37'04"E	40.00

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
D1	S54°40'00"E	289.69'
D2	S76°14'38"E	8.74'
D3	S76°14'38"E	241.02'
D4	S76°14'38"E	259.13'
D5	N05°20'04"E	166.13'
D6	N05°20'04"E	73.31'
D7	N50°15'02"W	25.79'
D8	S50°15'02"E	34.61'
D9	S02°58'00"W	120.76'
D10	S02°58'00"W	278.68'
D11	N71°32'09"W	294.96'
D12	N65°16'03"W	188.59'
D13	N52°56'21"W	74.67'
D14	N52°56'21"W	26.71'
D15	N02°46'31"E	24.87'
D16	N54°40'00"W	275.05'
D17	N05°38'00"E	23.02'
D18	N02°46'31"E	53.36'
D19	N02°46'31"E	129.03'
D20	N28°42'28"W	44.23'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CENTRAL ANGLE
C1	20.15	60.00	19°14'19"
C2	32.24	60.00	30°47'00"

SLOPE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
S1	N05°38'00"E	8.08
S2	N88°57'24"E	82.34
S3	S65°36'49"E	107.26
S4	S61°08'17"E	140.00
S5A	S68°22'56"E	80.00
S5B	S68°22'56"E	177.62
S6	S21°37'04"W	20.00
S7	S21°37'04"W	20.00





LOCATION PLAN

NOTES:

1. THE PARCEL IS LOCATED IN THE AGRICULTURAL/RESIDENTIAL ZONE.
2. THE PARCEL IS SHOWN ON THE TOWN OF HAMPTON FALLS ASSESSOR'S MAP 5 AS LOT 51-1.
3. THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
4. OWNER OF RECORD: APPLECREST FARM ORCHARDS, INC.
   133 EXETER ROAD
   HAMPTON FALLS, NH
   RCRD. BK.2243 PG.1189
5. ZONING REQUIREMENTS:

MINIMUM LOT SIZE:	87,120 S.F.
MINIMUM FRONTAGE:	250'
MINIMUM SETBACKS:	
FRONT YARD:	50'
SIDE YARD:	50'
REAR YARD:	50'
MINIMUM WIDTH:	125'
MAXIMUM HEIGHT:	35'
MAXIMUM COVERAGE:	<3 ACRES 30% COVERAGE

6. TOTAL PARCEL AREA: 1,122,521 S.F.
   25.77 ACRES
7. IRON RODS TO BE SET AT ALL NEWLY CREATED LOT CORNERS.
8. WETLAND DELINEATION WAS DONE BY NEW HAMPSHIRE SOIL CONSULTANTS, INC. ON JUNE 2, 2003 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND FIELD LOCATED BY MILLETTE, SPRAGUE & COLWELL, INC.
9. ALL LOTS WILL BE SUBJECT TO THE TOWN'S IMPACT FEE.
10. PROPOSED LOTS 13, 16, 17 AND 18 WILL BE ACCESSED FROM THE PROPOSED ROAD. (AVERY RIDGE LANE)
11. ALL STREET NUMBERS FOR NEW HOUSES ARE TO BE ASSIGNED BY THE APPROPRIATE TOWN OFFICIAL OF THE TOWN OF HAMPTON FALLS.
12. THE FOLLOWING WAIVERS WERE GRANTED BY THE HAMPTON FALLS PLANNING BOARD AT ITS AUGUST 24, 2004 MEETING:
    SECTION 8.6 – TO ALLOW A NEGLIGIBLE INCREASE IN THE POST DEVELOPMENT DRAINAGE FLOW – WITH THE CONDITION THAT THE APPLICANT NOTIFY THE ABUTTER BY CERTIFIED MAIL AND PROVIDE A COPY OF THE NOTICE AND MAILING TAGS FOR THE PLANNING BOARD FILE.
    SECTION 8.5 – TO ALLOW LESS THAN 400' OF SITE DISTANCE AT THE PROPOSED NEW ROAD ENTRANCE AND THE INTERSECTION OF OLD STAGE ROAD – WITH THE CONDITION THAT A SIGN BE PLACED PER RECOMMENDATION OF THE TOWN ENGINEER.
13. NO STRUCTURE OF ANY KIND, EXCEPT UNDERGROUND UTILITIES AND DRAINAGE, BE PLACED IN THE FIFTY-FOOT RIGHT-OF-WAY OF EACH ROAD AND THE NEW ROADWAY. NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL SUCH TIME AS ALL STRUCTURES OR FIXTURES (EXCEPT UTILITIES) SHALL BE REMOVED FROM THE FIFTY-FOOT RIGHT-OF-WAY AS REQUIRED BY THE HAMPTON FALLS PLANNING BOARD AS ITEM 10 UNDER THE CONDITIONS OF APPROVAL.

PLAN REFERENCES:

1. "PLAN OF LAND HAMPTON FALLS, N.H. FOR OWENDLYN KEEN", BY JOHN W. DURGIN DATED AUGUST 1971 WITH LATEST REVISIONS DATED NOV. 1971. RCRD PLAN REFERENCE # C-2696.
2. "PLAN OF LAND HAMPTON FALLS, N.H. FOR RICHARD S. ROBIE SR.", BY JOHN W. DURGIN DATED JUNE 1970 WITH LATEST REVISIONS DATED MAR. 1975. NOT RECORDED.
3. "CONSOLIDATION AND SUBDIVISION PLAN OLD STAGE ROAD HAMPTON FALLS, NH FOR GREEN & COMPANY BUILDING AND DEVELOPMENT CORP.", BY JONES & BEACH ENGINEERS, INC. DATED 8/6/99. RCRD PLAN REFERENCE #D-28101.

REV. 12	REVISE LOT NUMBERS	04/19/05
REV. 11	NO REVISIONS THIS SHEET	02/03/05
REV. 10	NO REVISIONS THIS SHEET	01/11/05
REV. 9	ADD NOTES 12 AND 13	12/16/04
REV. 8	ADD NOTE 11	12/13/04
REV. 7	REVISE DRAINAGE EASEMENT	08/03/04
REV. 6	ADD SLOPE EASEMENT AND REVISE LOT NUMBERING	07/27/04
REV. 5	ADD WETLAND DELINEATION DATE	07/19/04
REV. 4	NO REVISIONS THIS SHEET	07/15/04
REV. 3	REVISE DRAINAGE AND FIRE EASEMENT	06/22/04
REV. 2	REVISE DRAINAGE AND FIRE EASEMENT	04/12/04
REV. 1	REVISE PER REVIEWERS COMMENTS	03/22/04

TOWN OF HAMPTON FALLS PLANNING BOARD

Charles E. Brown
CHAIRPERSON

21 April 2005
DATE

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS LAND SURVEYORS

SUBDIVISION PLAN OF AVERY RIDGE FOR APPLECREST FARM ORCHARDS, INC. TAX MAP 5 LOT 51-1 OLD STAGE ROAD & BROWN ROAD

COUNTY OF ROCKINGHAM
HAMPTON FALLS, NH

(IN FEET)

SCALE: 1" = 100' DATE: DECEMBER 24, 2003

JOHN HART MANSION, 403 - THE HILL, P.O. BOX 427, PORTSMOUTH, NH (603)431-2222
http://www.mscengine.com

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<03058SD>

SHEET 1 OF 6

#03058

D-32584

2007 OCT 12 PM 12:46

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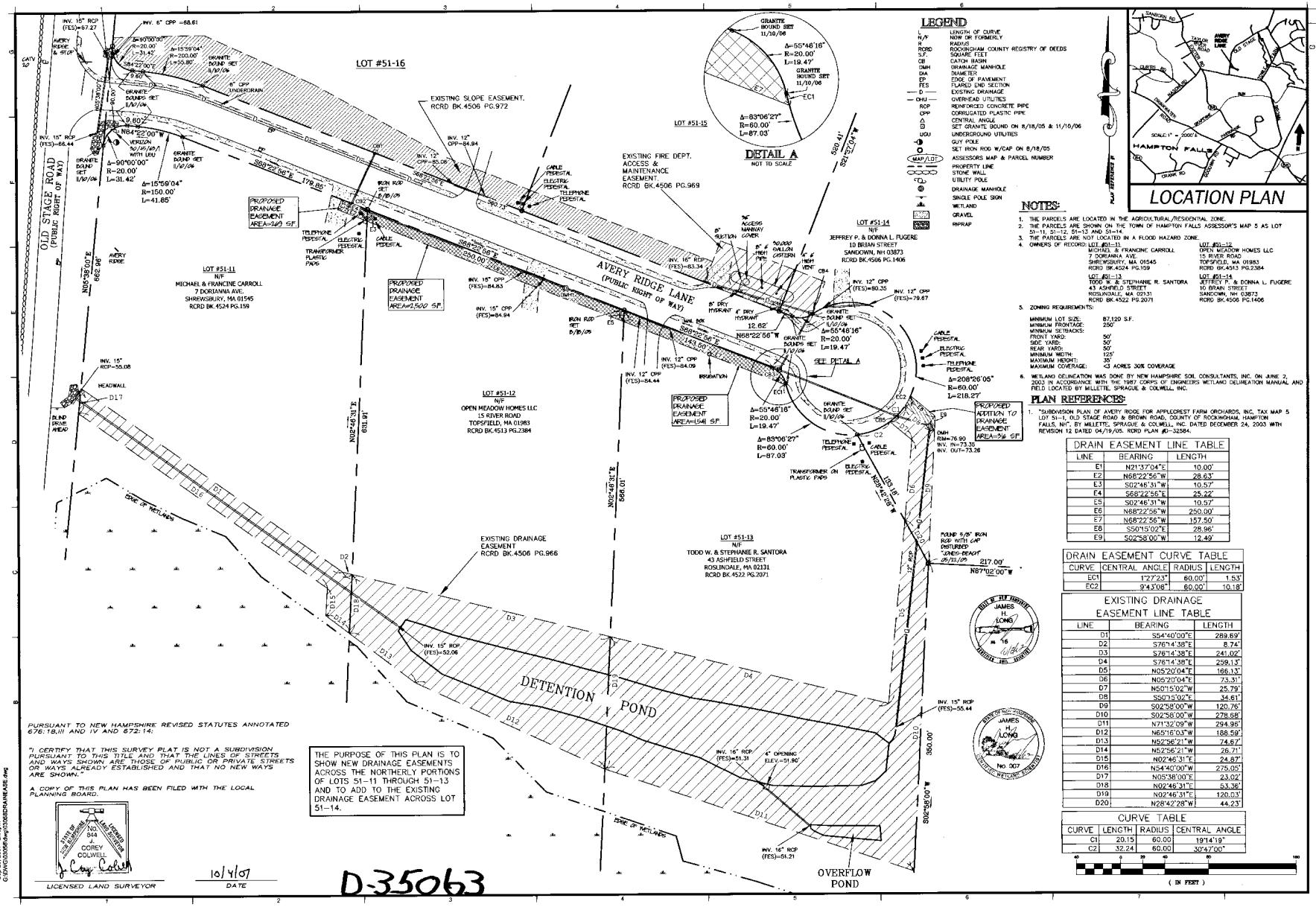

LOT #51-16
OLD STAGE ROAD
(PUBLIC RIGHT OF WAY)
AVERY RIDGE LANE
(PUBLIC RIGHT OF WAY)
EXISTING SLOPE EASEMENT, RCRD BK.4506 PG.972
EXISTING FIRE DEPT. ACCESS & MAINTENANCE EASEMENT, RCRD BK.4506 PG.969
PROPOSED DRAINAGE EASEMENT AREA=160 SF
PROPOSED DRAINAGE EASEMENT AREA=3,900 SF
PROPOSED DRAINAGE EASEMENT AREA=1,941 SF
PROPOSED ADDITION TO DRAINAGE EASEMENT AREA=316 SF
EXISTING DRAINAGE EASEMENT RCRD BK.4506 PG.966
DETENTION POND
OVERFLOW POND
LOT #51-11 N/F MICHAEL & FRANCINE CARROLL 7 DORIANNA AVE. SHREWSBURY, MA 01545 RCRD BK.4524 PG.159
LOT #51-12 N/F OPEN MEADOW HOMES LLC 15 RIVER ROAD TOPSFIELD, MA 01983 RCRD BK.4513 PG.2384
LOT #51-13 N/F TODD W. & STEPHANIE R. SANTORA 43 ASHFIELD STREET ROSLINDALE, MA 02131 RCRD BK.4522 PG.2071
LOT #51-14 N/F JEFFREY P. & DONNA L. FUGERE 10 BRIAN STREET SANDOWN, NH 03873 RCRD BK.4506 PG.1406
LOT #51-15
DETAIL A NOT TO SCALE
SEE DETAIL A
Δ=83°06'27" R=60.00' L=87.03'
Δ=55°46'16" R=20.00' L=19.47'
Δ=208°26'05" R=60.00' L=218.27'
S68°22'56"E 179.86'
S68°22'56"E 250.00'
S68°22'56"E 143.50'
N68°22'56"W 157.50'
N64°22'00"W 9.60'
N05°36'00"E 662.98'
N02°48'31"E 691.91'
N02°48'31"E 666.01'
S02°58'00"W 350.00'
N87°02'00"W 217.00'
S02°46'31"W 1,150.18'
N02°48'28"E 150.18'
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18,III AND IV AND 672:14:
"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."
A COPY OF THIS PLAN HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.
THE PURPOSE OF THIS PLAN IS TO SHOW NEW DRAINAGE EASEMENTS ACROSS THE NORTHERLY PORTIONS OF LOTS 51-11 THROUGH 51-13 AND TO ADD TO THE EXISTING DRAINAGE EASEMENT ACROSS LOT 51-14.
STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 844 J. COREY COLWELL
LICENSED LAND SURVEYOR
10/4/07
DATE
D-35063

LEGEND

L LENGTH OF CURVE
N/F NOW OR FORMERLY
R RADIUS
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F. SQUARE FEET
CB CATCH BASIN
DMH DRAINAGE MANHOLE
DIA DIAMETER
EP EDGE OF PAVEMENT
FES FLARED END SECTION
D EXISTING DRAINAGE
OHU OVERHEAD UTILITIES
RCP REINFORCED CONCRETE PIPE
CPP CORRUGATED PLASTIC PIPE
Δ CENTRAL ANGLE
GRANITE BOUND SET 11/10/06
SET GRANITE BOUND ON 8/18/05 & 11/10/06
UGU UNDERGROUND UTILITIES
GUY POLE
SET IRON ROD W/CAP ON 8/18/05
MAP/LOT ASSESSORS MAP & PARCEL NUMBER
PROPERTY LINES
STONE WALL
UTILITY POLE
DRAINAGE MANHOLE
SINGLE POLE SIGN
WETLAND
GRAVEL
RIPRAP

LOCATION PLAN

NOTES:

1. THE PARCELS ARE LOCATED IN THE AGRICULTURAL/RESIDENTIAL ZONE.
2. THE PARCELS ARE SHOWN ON THE TOWN OF HAMPTON FALLS ASSESSOR'S MAP 5 AS LOT 51-11, 51-12, 51-13 AND 51-14.
3. THE PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE.
4. OWNERS OF RECORD: LOT #51-11 MICHAEL & FRANCINE CARROLL, 7 DORIANNA AVE., SHREWSBURY, MA 01545, RCRD BK.4524 PG.159; LOT #51-12 OPEN MEADOW HOMES LLC, 15 RIVER ROAD, TOPSFIELD, MA 01983, RCRD BK.4513 PG.2384; LOT #51-13 TODD W. & STEPHANIE R. SANTORA, 43 ASHFIELD STREET, ROSLINDALE, MA 02131, RCRD BK.4522 PG.2071; LOT #51-14 JEFFREY P. & DONNA L. FUGERE, 10 BRIAN STREET, SANDOWN, NH 03873, RCRD BK.4506 PG.1406
5. ZONING REQUIREMENTS:

MINIMUM LOT SIZE:	87,120 S.F.
MINIMUM FRONTAGE:	250'
MINIMUM SETBACKS:	
FRONT YARD:	50'
SIDE YARD:	50'
REAR YARD:	50'
MINIMUM WIDTH:	125'
MAXIMUM HEIGHT:	35'
MAXIMUM COVERAGE:	<3 ACRES 30% COVERAGE

6. WETLAND DELINEATION WAS DONE BY NEW HAMPSHIRE SOIL CONSULTANTS, INC. ON JUNE 2, 2003 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND FIELD LOCATED BY MILLETTE, SPRAGUE & COLWELL, INC.

PLAN REFERENCES:

1. "SUBDIVISION PLAN OF AVERY RIDGE FOR APPLECREST FARM ORCHARDS, INC. TAX MAP 5 LOT 51-1, OLD STAGE ROAD & BROWN ROAD, COUNTY OF ROCKINGHAM, HAMPTON FALLS, NH", BY MILLETTE, SPRAGUE & COLWELL, INC. DATED DECEMBER 24, 2003 WITH REVISION 12 DATED 04/19/05. RCRD PLAN #D-32584.

DRAIN EASEMENT LINE TABLE

LINE	BEARING	LENGTH
E1	N21°37'04"E	10.00'
E2	N68°22'56"W	28.63'
E3	S02°46'31"W	10.57'
E4	S68°22'56"E	25.22'
E5	S02°46'31"W	10.57'
E6	N68°22'56"W	250.00'
E7	N68°22'56"W	157.50'
E8	S50°15'02"E	28.96'
E9	S02°58'00"W	12.49'

DRAIN EASEMENT CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	LENGTH
EC1	1°27'23"	60.00'	1.53'
EC2	9°43'08"	60.00'	10.18'

EXISTING DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	LENGTH
D1	S54°40'00"E	289.69'
D2	S76°14'38"E	8.74'
D3	S76°14'38"E	241.02'
D4	S76°14'38"E	259.13'
D5	N05°20'04"E	166.13'
D6	N05°20'04"E	73.31'
D7	N50°15'02"W	25.79'
D8	S50°15'02"E	34.61'
D9	S02°58'00"W	120.76'
D10	S02°58'00"W	278.88'
D11	N71°32'09"W	294.96'
D12	N61°16'03"W	186.59'
D13	N52°56'21"W	74.67'
D14	N52°56'21"W	26.71'
D15	N02°46'31"E	24.87'
D16	N54°40'00"W	275.05'
D17	N05°38'00"E	23.02'
D18	N02°46'31"E	53.36'
D19	N02°46'31"E	120.53'
D20	N28°42'28"W	44.23'

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE
C1	20.15	60.00	19°14'19"
C2	32.24	60.00	30°47'00"

40 0 20 40 80 160
(IN FEET)

STATE OF NEW HAMPSHIRE JAMES H. LONG NO. 907 CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE JAMES H. LONG NO. 16 CERTIFIED SOIL SCIENTIST

TAX MAP 5 LOT 51-11 THROUGH 51-14
PROPERTY OF
MICHAEL & FRANCINE CARROLL, OPEN MEADOW HOMES LLC, TODD W. & STEPHANIE R. SANTORA, JEFFREY P. & DONNA L. FUGERE
AVERY RIDGE LANE
COUNTY OF ROCKINGHAM
HAMPTON FALLS NEW HAMPSHIRE

DRAINAGE EASEMENT PLAN

REV.	DATE	DESCRIPTION	CHECKED BY: JCC
			DRAWN BY: SMO

AMES MSC ARCHITECTS & ENGINEERS
JOHN HART MANSION
403 THE HILL
P.O. Box 427
PORTSMOUTH, NH 03802-0427
PHONE: 603-431-2222
FAX: 603-431-0910
www.amesmsc.com

DATE: JANUARY 19, 2007
PROJECT NO. 03058
SCALE: 1"=40'

Sep 20, 2007 - 2:56pm
G:\DWG\03058\dwg\03058DRAINAGE.dwg

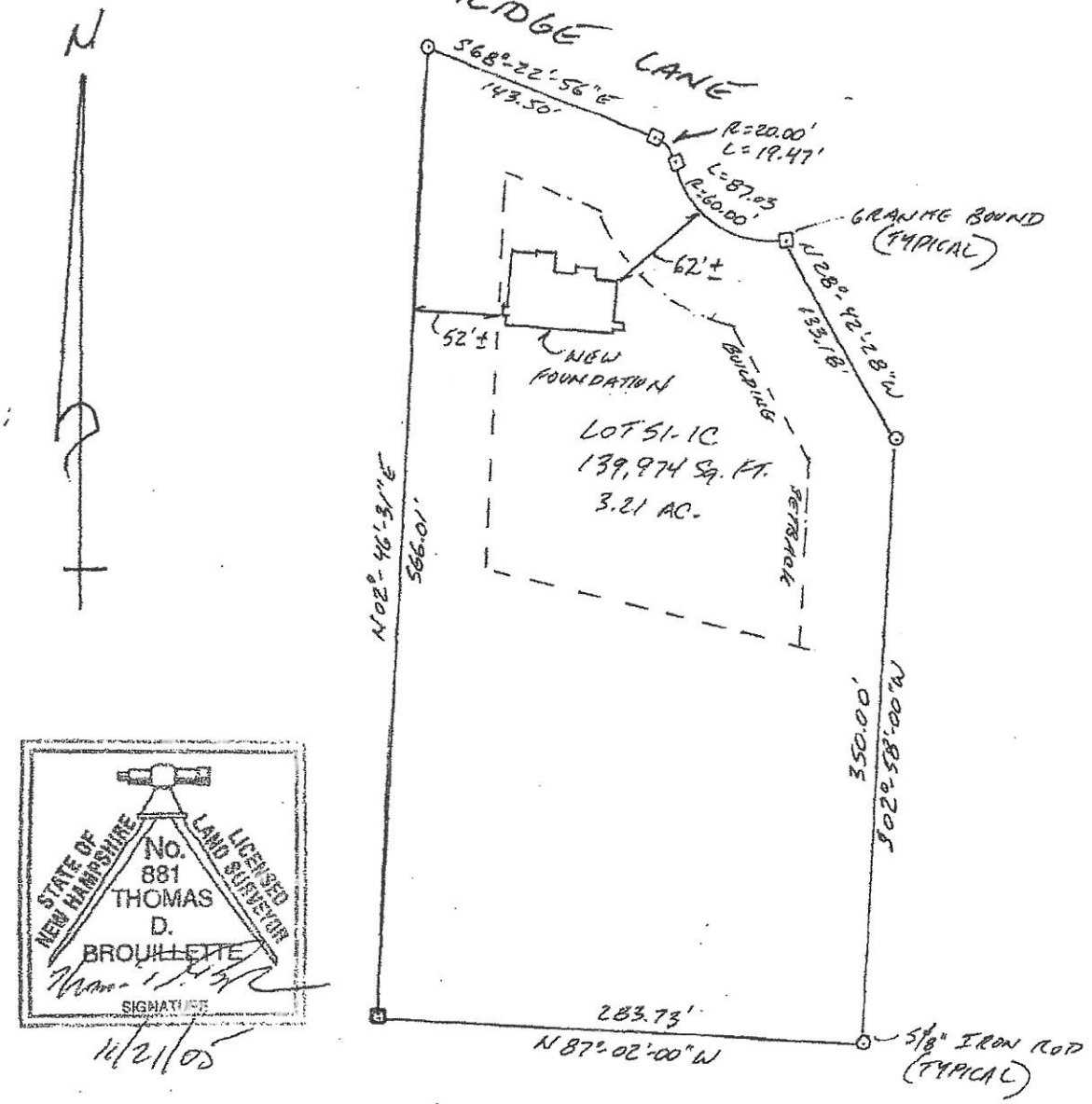
T.D. Brouillette Land Surveying
39 Park Street
Exeter, NH 03833
(603)772-4394

Licensed Land Surveyor & Septic Designer

FOUNDATION CERTIFICATION

Job #: AVERY RIDGE LANE
Scale: 1"=100'
Date: 11-21-05
Note: This does not constitute a boundry survey.

LOT 51-1C AVERY RIDGE LANE
HAMPTON FALLS N.H.



STATE OF NEW HAMPSHIRE
No. 881
THOMAS D. BROUILLETTE
LICENSED LAND SURVEYOR
SIGNATURE
11/21/05

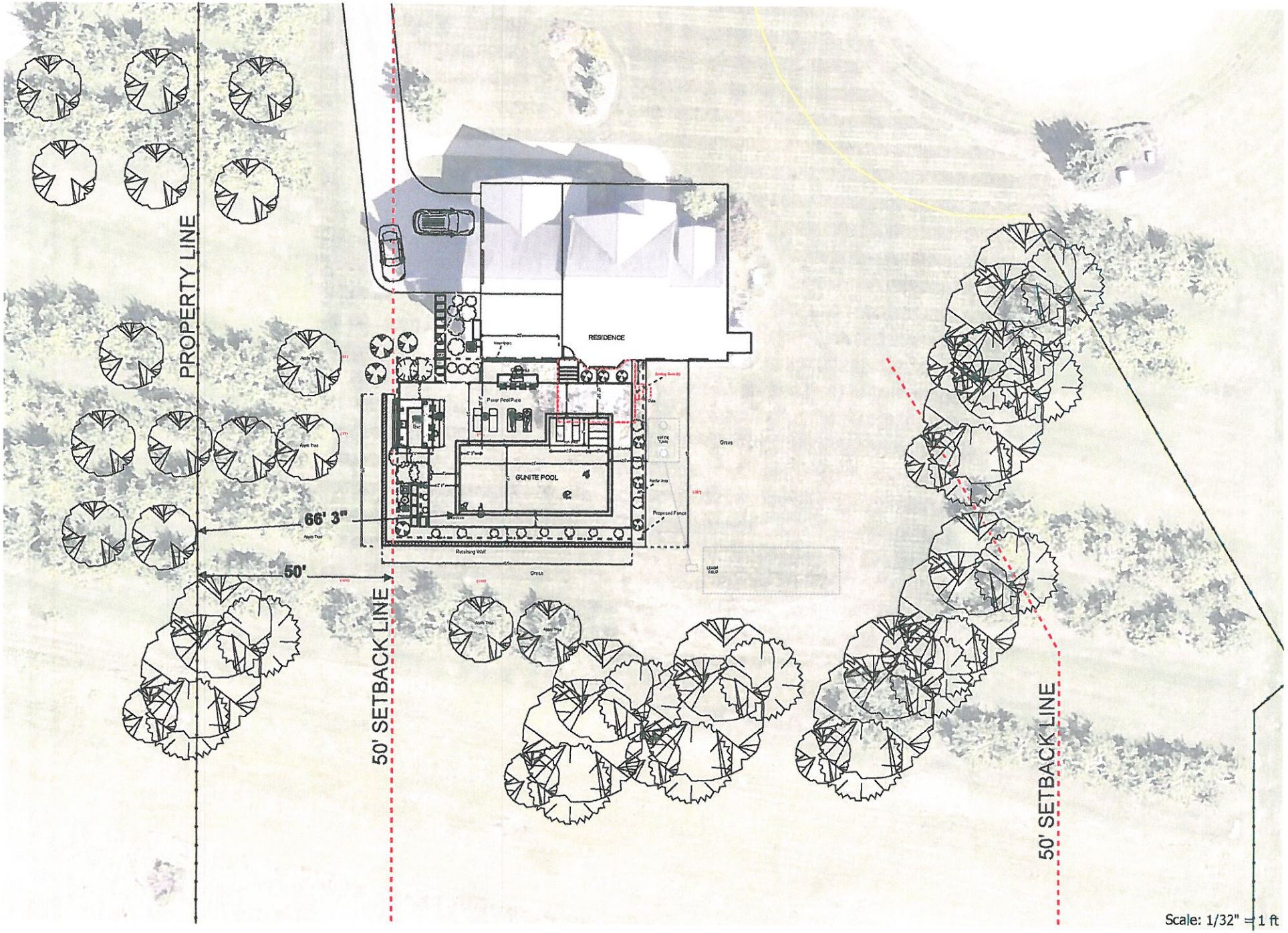
I HEREBY CERTIFY THAT THE FOUNDATION IS LOCATED ON THE GROUND AS SHOWN AND CONFORMS TO THE ZONING BY LAWS OF THE TOWN OF HAMPTON FALLS N.H. I FURTHER CERTIFY THAT THE FOUNDATION DOES NOT LIE WITHIN AN ESTABLISHED FLOOD HAZARD AREA

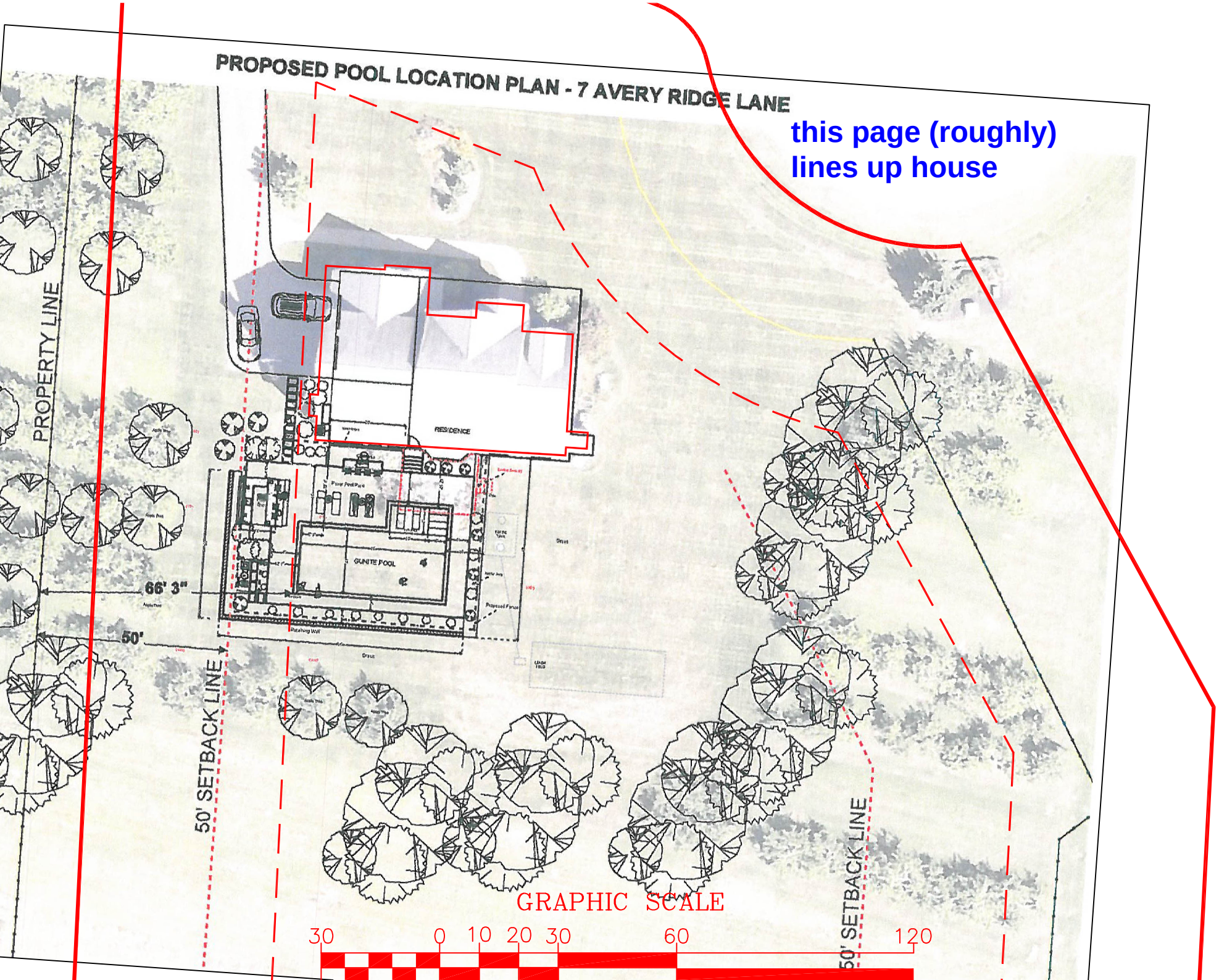
Thomas D. Brouillette — 11/21/05

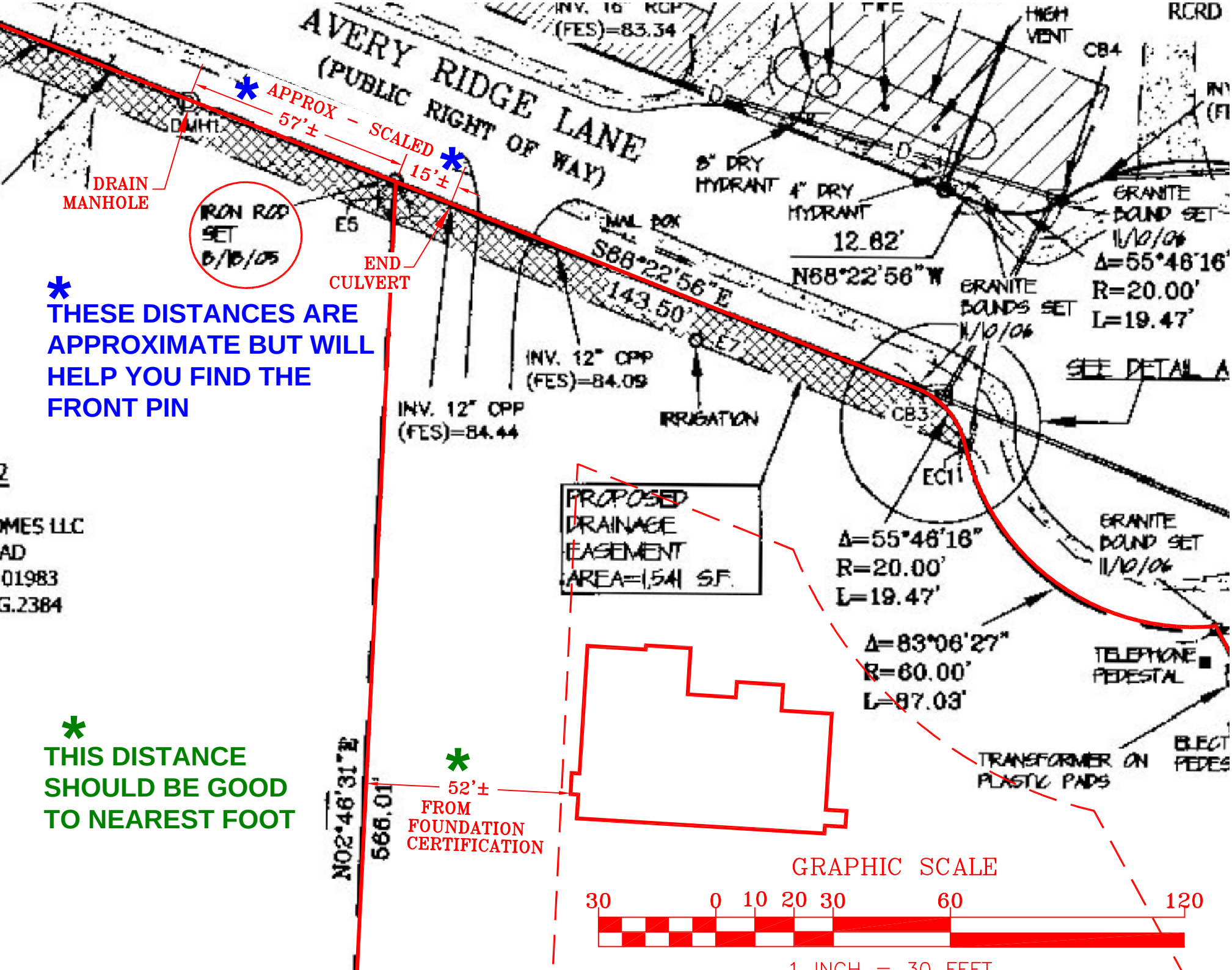
THOMAS D. BROUILLETTE LLS 881 — DATE

WHAT THE POOL PEOPLE SUBMITTED

PROPOSED POOL LOCATION PLAN - 7 AVERY RIDGE LANE




PROPOSED POOL LOCATION PLAN - 7 AVERY RIDGE LANE
this page (roughly)
lines up house
PROPERTY LINE
RESIDENCE
GUNITE POOL
66' 3"
50'
50' SETBACK LINE
50' SETBACK LINE
GRAPHIC SCALE
30 0 10 20 30 60 120


AVERY RIDGE LANE
(PUBLIC RIGHT OF WAY)
INV. 16" RCP
(FES)=83.34
HIGH VENT
CB4
RCRD
APPROX - SCALED
57'±
15'±
DRAIN MANHOLE
IRON ROD SET 8/10/05
E5
END CULVERT
8" DRY HYDRANT
4" DRY HYDRANT
MAIL BOX
S88°22'56"E
143.50'
12.62'
N68°22'56"W
GRANITE BOUND SET 11/10/06
Δ=55°46'16"
R=20.00'
L=19.47'
GRANITE BOUNDS SET 11/10/06
SEE DETAIL A
INV. 12" CPP
(FES)=84.09
INV. 12" CPP
(FES)=84.44
IRRIGATION
CB3
EC11
PROPOSED DRAINAGE EASEMENT AREA=1,541 SF.
Δ=55°46'16"
R=20.00'
L=19.47'
GRANITE BOUND SET 11/10/06
Δ=83°08'27"
R=60.00'
L=87.03'
TELEPHONE PEDESTAL
TRANSFORMER ON PLASTIC PADS
ELECT PEDES
THESE DISTANCES ARE APPROXIMATE BUT WILL HELP YOU FIND THE FRONT PIN
THIS DISTANCE SHOULD BE GOOD TO NEAREST FOOT
52'± FROM FOUNDATION CERTIFICATION
N02°46'31"E
566.01'
GRAPHIC SCALE
30 0 10 20 30 60 120
1 INCH = 30 FEET

D-BOX W/ EQUALIZER ON ALL OUTLETS (SEE CONSTRUCTION DETAILS)

75.58 INVERT 4" SOLID

ENVIRO-SEPTIC PIPE (LAID LEVEL, SEAM DOWN)

4' min.

SHWT EL = 70.7±

BOTTOM OF PIPE EL = 75.0

PLACING SAND (6" MIN.)

216

245

DESIGN INTENT

BOTTOM OF BED TO SET AT ELEVATION 75.0 TO MAINTAIN 4' FT. TO SHWT. THIS WILL RESULT IN THE BOTTOM OF BED BEING APPROXIMATELY 1.0' ABOVE GRADE ON THE HIGH SIDE.

SUBDIVISION APPROVAL # SA20040005257

CONSTRUCTION APPROVAL #

BENCHMARK "B" SPIKE SET IN 5" APPLE EL = 73.82

BENCHMARK "A" SPIKE SET IN 8" APPLE EL = 70.08

S02°-58'-00"W 350.00'

5/8" IRON ROD

N28°-42'-28"W 133.18'

TP9 FAILED ESHWT = 21"

TP8

TP9A FAILED ESHWT = 20"

TP9B

TP7

20,000 SQ. FT RESERVE AREA

29,000 SQ. FT RESERVE AREA

LOT 2-1-16
TAX MAP LOT 5-51-1C
139,974 SQ. FT.
3.21 AC.

CUL-DE-SAC

R=60.00'
L=87.03'

DRIVEWAY CLASS 6 GRAVEL

R=20.00'
L=19.47'

RIDGE ROAD

AVERY RIDGE ROAD

75' PROTECTIVE WELL RADIUS

PROPOSED WELL

S68°-22'-56"E 143.50'

PROPOSED 4 BEDROOM HOUSE
TOP FOUNDATION EL = 80.0

SEPTIC TANK

12'

37'

40'

65'

18'

44'

BUILDING SETBACK

FOUNDATION DRAIN

566.01'
N02°-46'-31"E

DETENTION POND UNDER CONSTRUCTION

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

AVERY RIDGE LANE

PROPOSED DRIVEWAY

PROPOSED 5 BEDROOM HOUSE WITH GARBAGE GRINDER FF=85.00'

GARAGE FF=84.50'

50' SIDE YARD SETBACK (TYPICAL)

50' FRONT YARD SETBACK (TYPICAL)

PROPOSED WELL

PROPOSED 5000 GALLON SEPTIC TANK

20,000 S.F. RESERVE AREA

5,000 S.F. SEA

TBM- SET HUB AND TACK ELEV.=65.46

TBM- SET HUB AND TACK ELEV.=67.40

MAP 5 LOT #5I-12 141,715 SF 3.25 ACRES

.536 ACRES REQUIRED 2.0 ACRES PROVIDED

100' WETLANDS BUFFER

TP#5 0'-10" FINE SANDY LOAM

10 YR 3/3 VERY DARK GRAYISH BROWN 10"-21" COBBLES, FINE SANDY LOAM, FRIABLE

10 YR 4/4 DARK YELLOWISH BROWN 21"-33" LOAM

10 YR 4/1 DARK GRAY 33"-75" FINE SANDY LOAM, FRIABLE

2.5 Y 5/3 LIGHT OLIVE BROWN ESHWT: 33" OBSERVED IN TP#5003 NO REFUSAL TO 75", MOTTLES

TP#5003 0"-6" FINE SANDY LOAM

10 YR 3/3 DARK BROWN 6"-15" FINE SANDY LOAM, FRIABLE

10 YR 5/6 YELLOWISH BROWN 15"-28" GRAVELLY SANDY LOAM, FRIABLE

10 YR 5/8 YELLOWISH BROWN 28"-72" FINE SANDY LOAM

HARDPAN W/BEDROCK

2.5 Y 5/4 LIGHT OLIVE BROWN ESHWT: 28" SINGLE GRAIN

NO REFUSAL TO OBSERVED DEPTH

PERC RATE: 5 MINUNCH

LOT #5I-13

NOTES:

1. THERE IS NO SURFACE WATER OR MUNICIPAL WATER IS NOT AVAILABLE.
2. IF NO 4000 S.F. SUITABLE SEPTIC TANK SIZE TABLE, THEN FAILED SYSTEM WOULD BE USED.
3. THIS DESIGN DOES PROVIDE FOR:
   - 2 BEDROOM HOUSE WITH
   - 3 BEDROOM HOUSE WITH
   - 4 BEDROOM HOUSE WITH
   - 5 BEDROOM HOUSE WITH
   - **5 BEDROOM HOUSE WITH**
4. SEPTIC SYSTEM DESIGN IS APPROVED AND DATED
5. THERE ARE NO HYDRIC INSTALLATION OR IMPLIED EXPRESSED OR
6. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO ANY DIGSAFE AT LEAST 72
7. LOT INFORMATION REFERENCE RIDGE FOR APPLICATION ROAD COUNTY OF ROCKINGHAM
8. 04/19/05 BY MILLETT

ENVIRO-SEPTIC LEACH FIELD

CROSS SECTION SYSTEM DISPOSAL

NOT TO SCALE

ELEV 72.23

ELEV 72.88

ELEV 72.35

ELEV 73.13

ELEV 73.36

3000 GAL. SEPTIC TANK

11' x 4" DUCTILE IRON MIN. SLOPE 1/4" PER FT.

53"x4"PVC MINIMUM SLOPE 1/8" PER FT. S = 0.01

FINISH FLOOR ELEV. 85.00

88

86

85

84

83

82

81

80

79

78

77

76

75

74

73

72

71

70

69

68

64

60'

Tax Rates

County:	$ 0.48
School:	$ 7.69
Town:	$ 1.83
State Education:	$ 1.06

Assess

Taxable Land:

Buildings:

Total:

Net Value: 701,100

"Other Due Amount(s)" indicates additional property. Please call for the proper

SCALE

PLAN REFERENCE #

LOT #5I-13

AVERY RIDGE LANE

S68°22'56"E 260.00'

S02°46'31"W 566.01'

N02°46'31"E 631.91'

237.07'

N3°38'00"W

PROPOSED DRAINAGE EASEMENT AREA= 73,019 S.F.

OVERALL VIEW SCALE: 1"=100'

Subdivision Department

NEW